

**ECKERSLEY-HALL BUILDING COMMITTEE  
MONDAY, JANUARY 13, 2014  
POLICE DEPARTMENT COMMUNITY ROOM  
6:00 PM**

**Members Present:** Ron Klattenberg, Trevor Davis, Augie DeFrance IV, Ed Dypa, Ryan Kennedy, Annabelle Malone, Ed Monarca, Phil Pessina, Larry Riley, Bill Wasch  
**Members Absent:** None  
**Others Present:** Beth Lapin (staff); Steve June, John Ireland (SP+A); Bob Dobmeier (Public Works); Deb Stanley (Rec Dept)

**1.0 OPEN MEETING**

Chair Ron Klattenberg opened the Eckersley Hall Building Committee Meeting at 5:58 PM at the Police Department Community Room.

**2.0 APPROVAL OF MINUTES**

Chair Klattenberg asked for approval of the December 9, 2013 minutes. Larry Riley made the motion to accept, seconded by Annabelle Malone. The vote to approve was unanimous.

**3.0 FINANCIAL REPORT**

**FINANCIAL STATEMENT**

Beth presented the financial report. Expenses since the previous report included the secretary/assistant position and pre-approved payments to MA+M, Tavino, and SP+A, along with some bonding fees. Moved by Augie DeFrance and seconded by Larry Riley, the financial report acceptance passed unanimously.

**BUDGET ITEMS**

The committee received an invoice dated 12/01/13 from SP+A for two items in the current purchase order: \$5,956 for the Construction Phase (8%) and \$3,750 for Construction Administration (30%) for a total of \$9,706.00. Augie DeFrance made the motion to accept, seconded by Ed Monarca. The vote to approve payment was unanimous.

Beth reported that the recorder that had been on loan from Public Works had stopped working and would cost \$152.99 to replace it. Debbie Stanley offered one from the Rec Dept, which Beth will borrow on a meeting-by-meeting basis.

Back on November 25, the committee approved Terracon's proposal for concrete testing. Bob Dobmeier reported he could not secure a contract with Terracon and asked the committee to approve a similar proposal with Independent Materials Testing Laboratories (IMTL). Trevor Davis made the motion to accept, seconded by Augie DeFrance. The vote to approve the vendor change was unanimous.

**4.0 PUBLIC COMMENTS**

There were no comments.

## **5.0 NEW BUSINESS**

### **QUORUM MODIFICATION**

Ron confirmed with the city's legal department that the committee could modify the quorum so that the business of the committee could move forward efficiently. Ed Dypa moved a change to the Committee rules under Robert's Rules of Order to allow that five members of the Committee constitute a quorum. This change would provide greater assurance that enough members will be present under adverse weather or other reasons to move decision-making for the project.

Seconded by Ed Monarca, the vote to approve was unanimous.

### **ARESCO CONSTRUCTION SCHEDULE AND UPDATE**

Joe Aresco was unable to attend the meeting, so Steve June reported that demo was at 95%, attic sprinkler was being installed, and insulation was at 75%, while the attic floor was 90% complete. Framing and elevator framing was in progress, while concrete foundation was completed. In the lower level, they were working on duct work and pouring slabs. Exterior work on drainage drywell was ongoing and geo lines were completed.

### **SILVER/PETRUCELLI OFFICE SPACE MODIFICATION**

Ron reported on discussions with Joe Samolis, who was hoping that senior center building would serve as the office for the newly organized Recreation and Senior Services department. SP+A drafted a redesign to accommodate up to nine staff people. John Ireland indicated the lower level office was too small and presented an option converting the smaller multi-purpose room upstairs to an office. Committee members expressed concern about the cost of changes and loss of senior center accommodations. After discussion, the committee agreed to respectfully inform the mayor that this space could not accommodate the addition of recreation staff, activities, and storage.

Ron received a call from someone from the senior center who plays cards and said it was imperative that they have a round table so they can fit the right number of people.

Based on the desire to move forward with furniture, SP+A submitted a letter requesting an additional limited design fee of \$3,900 and a limited design fee for furniture requirements of \$3,150, for a total of \$7,050. Made by Ed Monarca and seconded by Larry Riley, the vote to approve this change to PO #19981 was unanimous.

### **SILVER/PETRUCELLI CONSTRUCTION ACTIVITY REPORT**

Steve June (SP+A) reported MA&M was making significant progress. There will be an RCO related to seepage on the west side, but he needs additional data before presenting it to the committee next month.

Steve reported that he has approved a submittal from MA&M for \$235,854.21. Ed Dypa moved to pay this invoice. Seconded by Augie DeFrance the vote to approve was unanimous.

### **SENIOR CENTER FURNITURE/POOL TABLE**

Ron reported that at least three vendors are interested in providing furniture, doing design work, and proposing costs. SP+A will provide the specs, based on the current design and storage space.

Ron will ask Deb Stanley to check with Apple to see if they were still donating a pool table.

## **ARTS & CULTURE COMMISSION**

Ron reported he was still waiting for a new manager to meet with commission.

## **7.0 OTHER BUSINESS**

### **JOB DESCRIPTION**

Ron reviewed the Manager of Senior Services job description, which was to be presented at January 14<sup>th</sup>'s government affairs meeting, and, if approved, then to the February common council meeting. Ron clarified with the committee that the name of building was to be the Middletown Senior/Community Center.

## **8.0 ADJURNMENT**

Chair Klattenberg asked for a motion to adjourn. Made by Larry Riley and seconded by Ryan Kennedy, the vote was unanimous and the meeting adjourned at 7:31 PM.